



26 Burnham Avenue, Bierley, Bradford, West Yorkshire, BD4 6JH

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Super modern Semi Detached that provides 3 Bedrooms and is situated in this ever popular location, ideally positioned for all commuter routes. The house has been much improved and is immaculately presented. To the outside is a lovely landscaped tiered garden. Available with NO CHAIN.

The accommodation comprises: Entrance Hall, WC, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £180,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALL

DOWNSTAIRS WC Heated towel rail

LOUNGE 14' x 11' (4.27m x 3.35m)

Useful understair storage cupboard.

KITCHEN DINER 14'11" x 7' (4.55m x 2.13m)

Well equipped kitchen with a range of wall and base units, sink unit and worktops. Built in oven and hob.

LANDING

BEDROOM 1 11'10" x 8' (3.6m x 2.44m)

BEDROOM 2 10' x 7' (3.05m x 2.13m)

BEDROOM 3 7' x 6' max (2.13m x 1.83m max)

BATHROOM 3 piece white bathroom suite with a shower over the bath. Tiled flooring.

OUTSIDE Lovely split leveled south facing garden, with lawned upper tier garden and paved patio terrace to the other level.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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